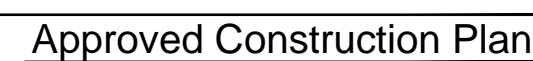


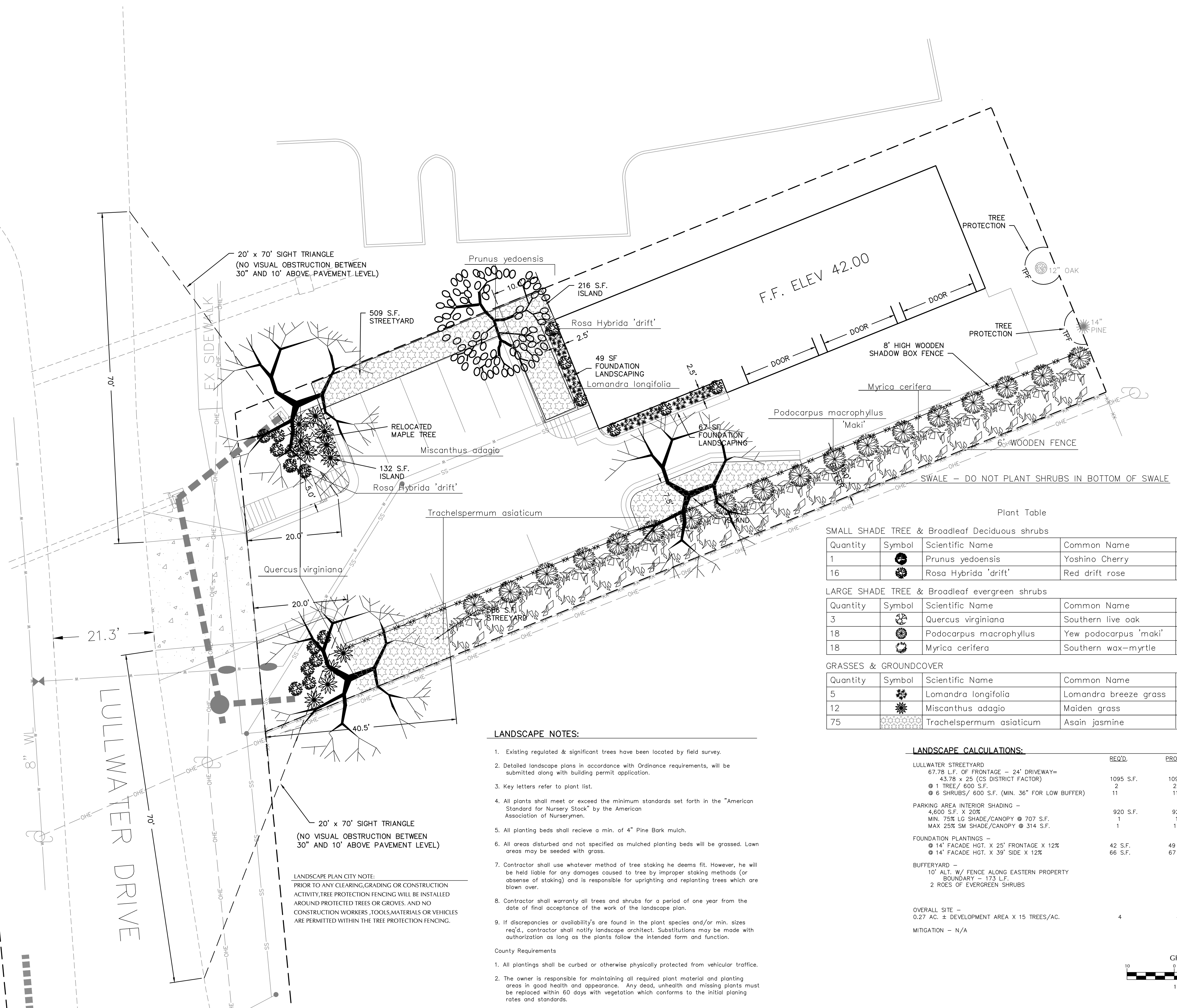
SCALE: NOT TO SCALE



Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_




1. Existing regulated & significant trees have been located by field survey.
2. Detailed landscape plans in accordance with Ordinance requirements, will be submitted along with building permit application.
3. Key letters refer to plant list.
4. All plants shall meet or exceed the minimum standards set forth in the "American Standard for Nursery Stock" by the American Association of Nurserymen.
5. All planting beds shall receive a min. of 4" Pine Bark mulch.
6. All areas disturbed and not specified as mulched planting beds will be grassed. Lawn areas may be seeded with grass.
7. Contractor shall use whatever method of tree staking he deems fit. However, he will be held liable for any damages caused to tree by improper staking methods (or absence of staking) and is responsible for uprighting and replanting trees which are blown over.
8. Contractor shall warranty all trees and shrubs for a period of one year from the date of final acceptance of the work of the landscape plan.
9. If discrepancies or availability's are found in the plant species and/or min. sizes req'd., contractor shall notify landscape architect. Substitutions may be made with authorization as long as the plants follow the intended form and function.

1. All plantings shall be curbed or otherwise physically protected from vehicular traffic.
2. The owner is responsible for maintaining all required plant material and planting areas in good health and appearance. Any dead, unhealth and missing plants must be replaced within 60 days with vegetation which conforms to the initial planing rates and standards.

	REQ'D	PROV'D.
LULLWATER STREETYARD		
67.78 L.F. OF FRONTAGE ~ 24' DRIVEWAY=		
43.78 X 25 (CS DISTRICT FACTOR)	1095 S.F.	1095 S.F.
⊗ 1 TREE / 600 S.F.	2	2
⊗ 6 SHRUBS / 600 S.F. (MIN. 36" FOR LOW BUFFER)	11	11
PARKING AREA INTERIOR SHADING -		
4-600 S.F. X 20R	920 S.F.	920+ S.F.
MIN. 75% LG SHADE/CANOPY ⊗ 707 S.F.	1	1 EX + 2
MAX 25% SM SHADE/CANOPY ⊗ 314 S.F.	1	1
FOUNDATION PLANTINGS -		
⊗ 14' FACADE HGT. X 25' FRONTAGE X 12%	42 S.F.	49 S.F.
⊗ 14' FACADE HGT. X 39' SIDE X 12%	66 S.F.	67 S.F.
BUFFERYARD -		
10' ALT. W/ FENCE ALONG EASTERN PROPERTY		
BOUNDARY ~ 173 L.F.		
2 ROES OF EVERGREEN SHRUBS		

OVERALL SITE -  
0.27 AC. ± DEVELOPMENT AREA X 15 TREES/AC.  
MITIGATION - N/A

**GRAPHIC SCALE**



1 inch = 10 ft.